



West Los Angeles VA Medical Center Master Plan Implementation Update

May 26, 2016



Agenda

- I. Introduction
- II. Campus Transformation
- III. Program Management Approach
- IV. Implementation: Medical Operations
- V. Implementation: Framework Draft Master Plan Finalization
- VI. Implementation: Existing Infrastructure Programs
- VII. Implementation: Land Use Agreements
- VIII. Implementation: Veteran Services and Campus Enhancements
- IX. Implementation: Permanent Supportive Housing
- X. Development and Financing Strategy Discussion



I. Introduction

West Los Angeles VA Medical Center
Master Plan Implementation Update



I. Introduction

Current State of Campus

VA is working to revitalize its 388 acre West Los Angeles Campus into a welcoming and vibrant community, where Veterans can live and receive state-of-the-art healthcare, benefits, services, and supports to which they are entitled.





I. Introduction

Updates and Key Features

- 490 Permanent Supportive Housing Units in Initial Phase Development
- 1,200 Permanent Supportive Housing Units over 10-year Implementation Period
- Use of Natural Topography to Establish Zones
- Rehabilitation of Historic Structures through Community Philanthropy
- Town Center and Amphitheater
- Resource Centers for Veterans and Veterans' Families





II. Campus Transformation

West Los Angeles VA Medical Center
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II. Campus Transformation Overview





II. Campus Transformation Parcel Plan

- 97 parcels in total
- Approach allows for detailed planning on a parcel by parcel basis
- The table below shows the preferred use categories and the associated number of parcels where the preferred use is and is not substantially different than current operations
- More than half of the parcels require action and the majority of these are projects for supportive housing and Veteran services

Primary Type	Preferred Use		
	Change Requires Action	Change Does Not Require Action	Total
Supportive Housing	16	0	16
Medical Operations	5	14	19
Green Space	7	15	22
Veteran Services and Campus Enhancements	26	5	31
Parking	1	8	9
Total	55	42	97





II. Campus Transformation **Master Plan Zones**

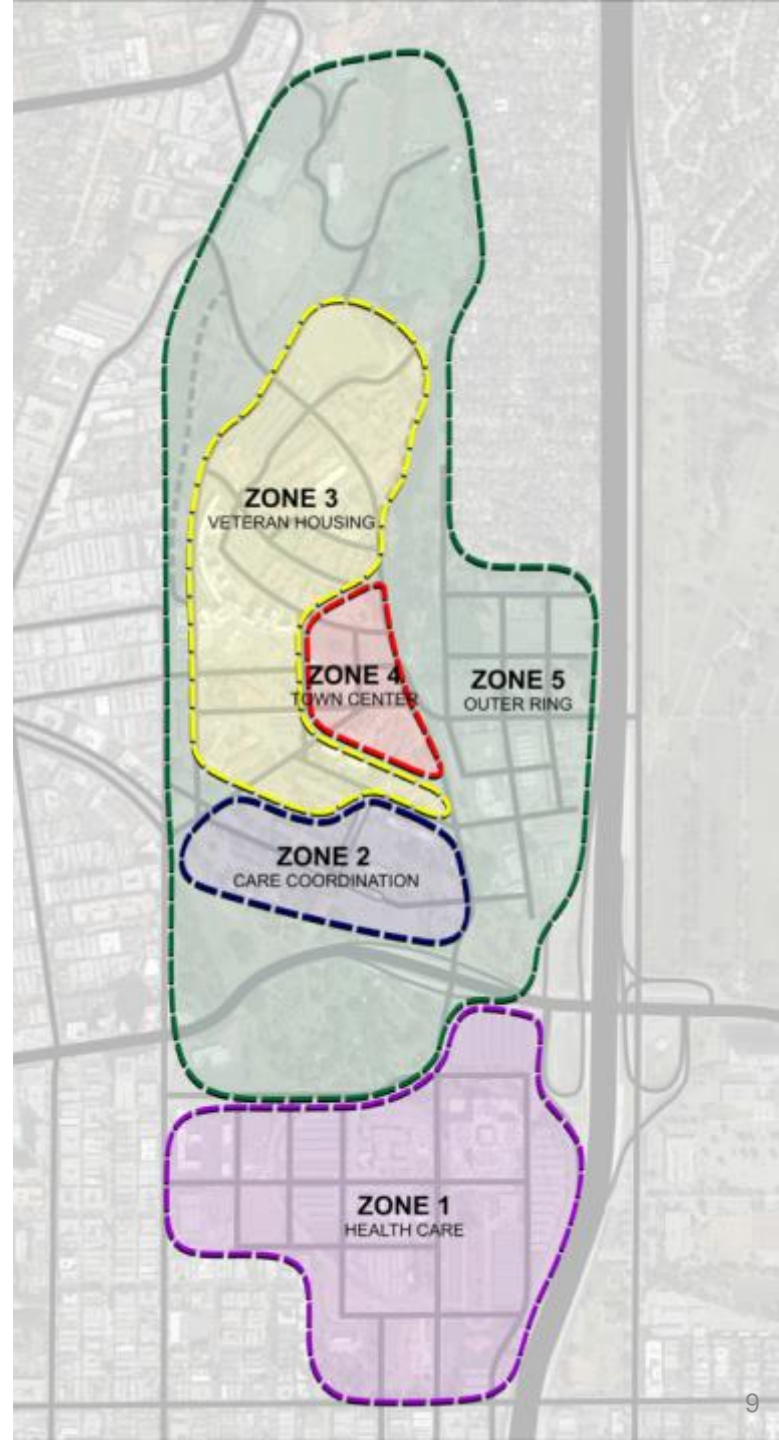
Zone 5 – RECREATIONAL /
CONNECTIONS & PARTNERSHIPS

Zone 4 – TOWN CENTER

Zone 3 – VETERAN HOUSING

Zone 2 – CARE COORDINATION

Zone 1 – HEALTH CARE EXCELLENCE





III. Program Management Approach

West Los Angeles VA Medical Center
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III. Program Management Approach

Program Resources

Greater Los Angeles Resources

- VISN 22
- VA Medical Center Leadership
- Community Engagement and Reintegration Services
- Master Plan Project Manager/Strategic Planner Committee
- Regional Counsel Office
- SAO West Land Use Contracting Office
- Master Plan Implementation, Due Diligence, and Project Management Contract Support

VA West LA Integration Steering Committee Chair
Medical Center Director



VA West LA Integration Steering Committee Members
VISN 22, WLA VAMC, CFM, OM, OSVA, OGC, OALC, OPIA

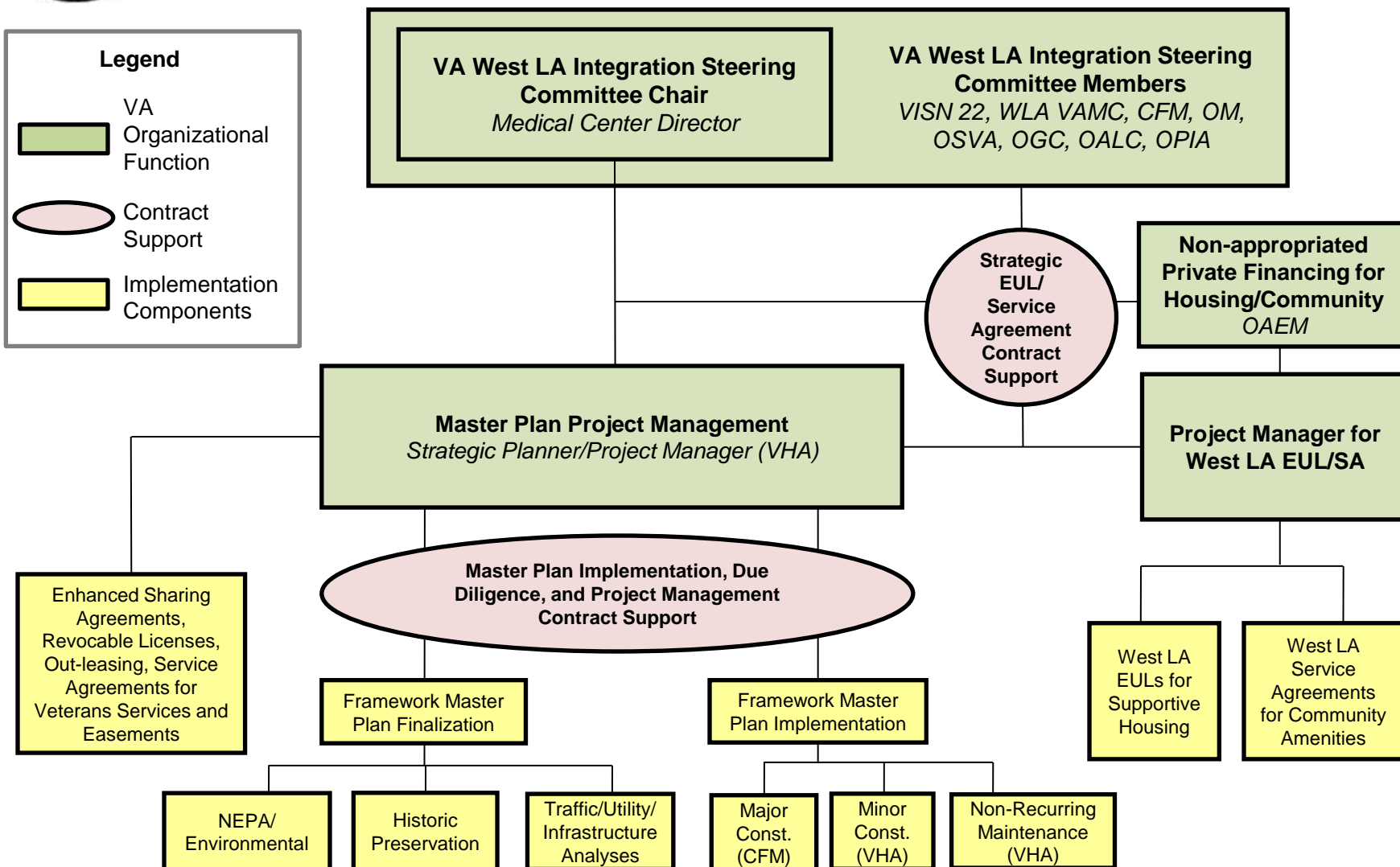
VA Central Office Resources

- VA Subject Matter Experts (NEPA, NHPA, Space Planning, Homeless Programs, Affordable Housing, Capital Planning, Construction)
- Office of Construction & Facilities Management
- Office of Asset Enterprise Management (EUL / Service Agreement Support)
- Office of General Counsel
- Strategic EUL / Service Agreement Contract Support



III. Program Management Approach

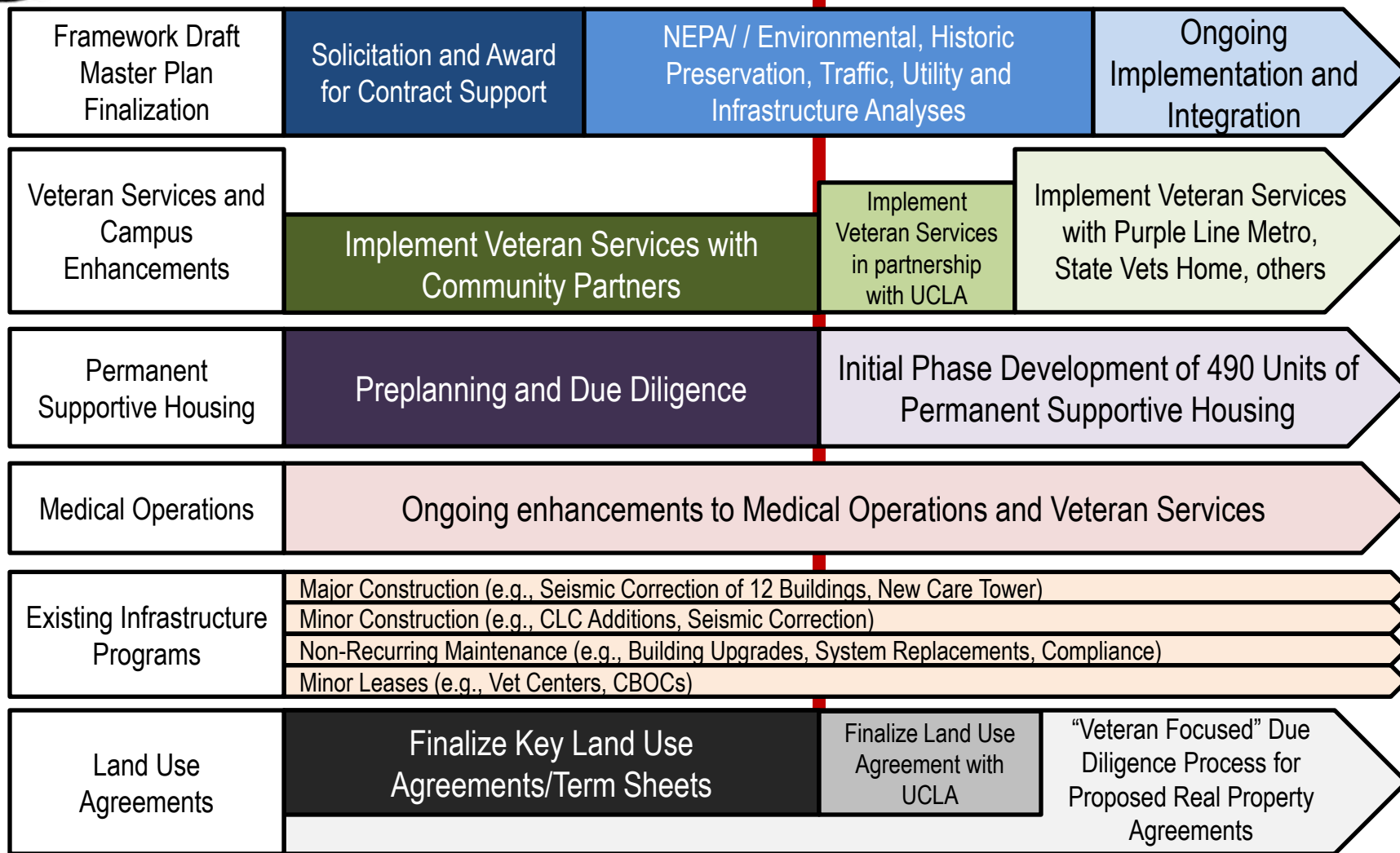
Program Management Plan





III. Program Management Approach

Concurrent Processes



Legislation Passes



III. Program Management Approach

Initial Tasks

May, FY 2016

September, FY 2016

Master Plan Project Management (VAMC)	Initiate Space Planning Committee; Initiate MyVA Community Veteran Engagement Board; Collaboration and concurrence with Contract Support
Clinical and Campus Enhancements (VAMC)	Pre-planning activities for Veteran Family Resource & Well-Being Center, Legal Clinic, and Mental Health and Addictions Center, National Cemetery Administration, American Red Cross, Brentwood School, and Veterans Park Conservancy; Begin to identify staff and locations for these services
Contract Support (VHA)	Solicitation and Award for Master Plan Implementation, Due Diligence, and Project Management Contract Support; Issuance of Solicitation (May 31, 2016); Proposals Due (June 22, 2016); Proposals Evaluation (June 29, 2016); Contract Award (August 29, 2016); Dates subject to change
Utilities Study (CFM)	Utility Assessment Award (June); Ongoing assessment of key Infrastructure loads and capacity; Parallel Phase 2 study will assess and recommend strategies to accommodate new requirements from the Master Plan
NEPA / NHPA (CFM)	Review of previous NEPA and NHPA documentation; NEPA completed and approved for Buildings 209, 205 and 208; Pre-planning for Initial Phase development as well as Framework Draft Master Plan Finalization
Seismic Upgrades Major Project (CFM)	Pre-planning seismic upgrades for Buildings 208 and 205; Collaboration with U.S. Army Corps of Engineers; Award contract for schematic/site utilization
EUL Due Diligence (OAEM)	HUD-VASH vouchers secured for initial 210 units; Obtaining IDIQ Contractor support; Developer preparing draft lease exhibits; Initial financing strategies; Weekly calls with selected developer; Engage in Proposition 41 discussions with local authorities
Land Use Agreements (OGC)	Finalize negotiations and resolution of key land use agreements with American Red Cross, Brentwood School, Barrington Park, Veterans Park Conservancy, UCLA
1887 Fund (External)	Collaborate with external partners to plan and implement 1887 Fund historic renovations



III. Program Management Approach

Status of Legislation

- House Bill 3484 introduced on 9/10/2015 by Congressman Ted Lieu (D-CA33) and reported by committee to the full chamber on 2/25/2016
- H.R. 3484 has 14 cosponsors (13D, 1R). All are from districts in California
- Senate Bill 2013 was introduced and referred to committee on 9/9/2015 by Senator Dianne Feinstein (D-CA), Committee hearing held on 10/6/2015
- S. 2013 has 2 cosponsors (2D). The Congressional Research Service has summarized the bill as follows:

This bill authorizes the Department of Veterans Affairs (VA) to carry out certain leases at the VA's West Los Angeles Campus in Los Angeles, California, for: (1) supportive housing; (2) health, education, family support, vocational training, and other services that principally benefit veterans and their families; and (3) a lease of real property to a California institution that has had a long-term medical affiliation with the VA at such Campus.

- Senate Bill 2921 introduced on 5/11/2016 by Senator Johnny Isakson (R-GA) and reported by committee on 5/12/2016
- S. 2921 has 33 cosponsors (25D, 8R)
- S. 2921, Title IX, Sec. 901 grants the authority to enter into certain leases at the Department of Veterans Affairs West Los Angeles Campus



IV. Implementation: Medical Operations

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IV. Implementation: Medical Operations

Greater Los Angeles Medical Center

- West Los Angeles Medical Center (WLA) is part of the larger VA Greater Los Angeles Healthcare System (GLA) that serves over 90,000 unique Veterans in Kern, Los Angeles, San Luis Obispo, Santa Barbara, and Ventura counties. It is also part of and serves Veterans from the Veterans Integrated Service Network (VISN) 22 - VA Desert Pacific Healthcare Network.
- GLA is one of the largest integrated healthcare systems in VA, with 964 operating/authorized beds, over 5,000 employees, and an annual operating budget of approximately \$900 million.
- GLA provides comprehensive acute, emergency, ambulatory, and tertiary care to Veterans, while also maintaining a strong medical education and research focus.
- GLA directs VA's largest educational enterprise, serving as a major training site for medical residencies in partnership with the David Geffen School of Medicine University of California, Los Angeles (UCLA); the University of Southern California (USC) School of Medicine; and approximately 45 colleges, universities and vocational schools, involving 17 different medical, nursing, and other healthcare and administrative programs.



VA Greater Los Angeles

Healthcare System

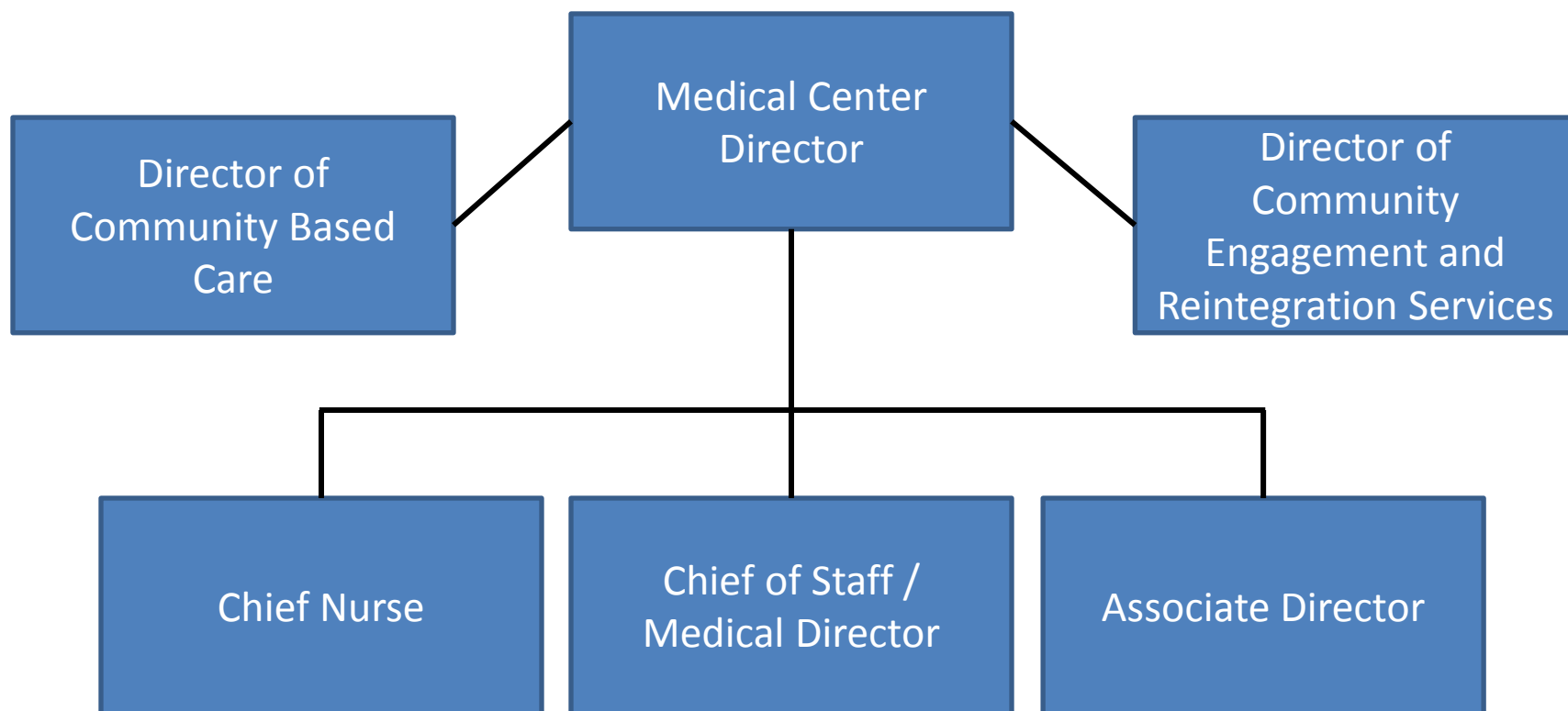
-  VA West Los Angeles Medical Center & Community Living Center
-  Sepulveda Ambulatory Care Center & Community Living Center
-  Los Angeles Ambulatory Care Center
-  Community Based Outpatient Clinics

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IV. Implementation: Medical Operations

Leadership Changes





IV. Implementation: Medical Operations

Specialty Care Enhancements

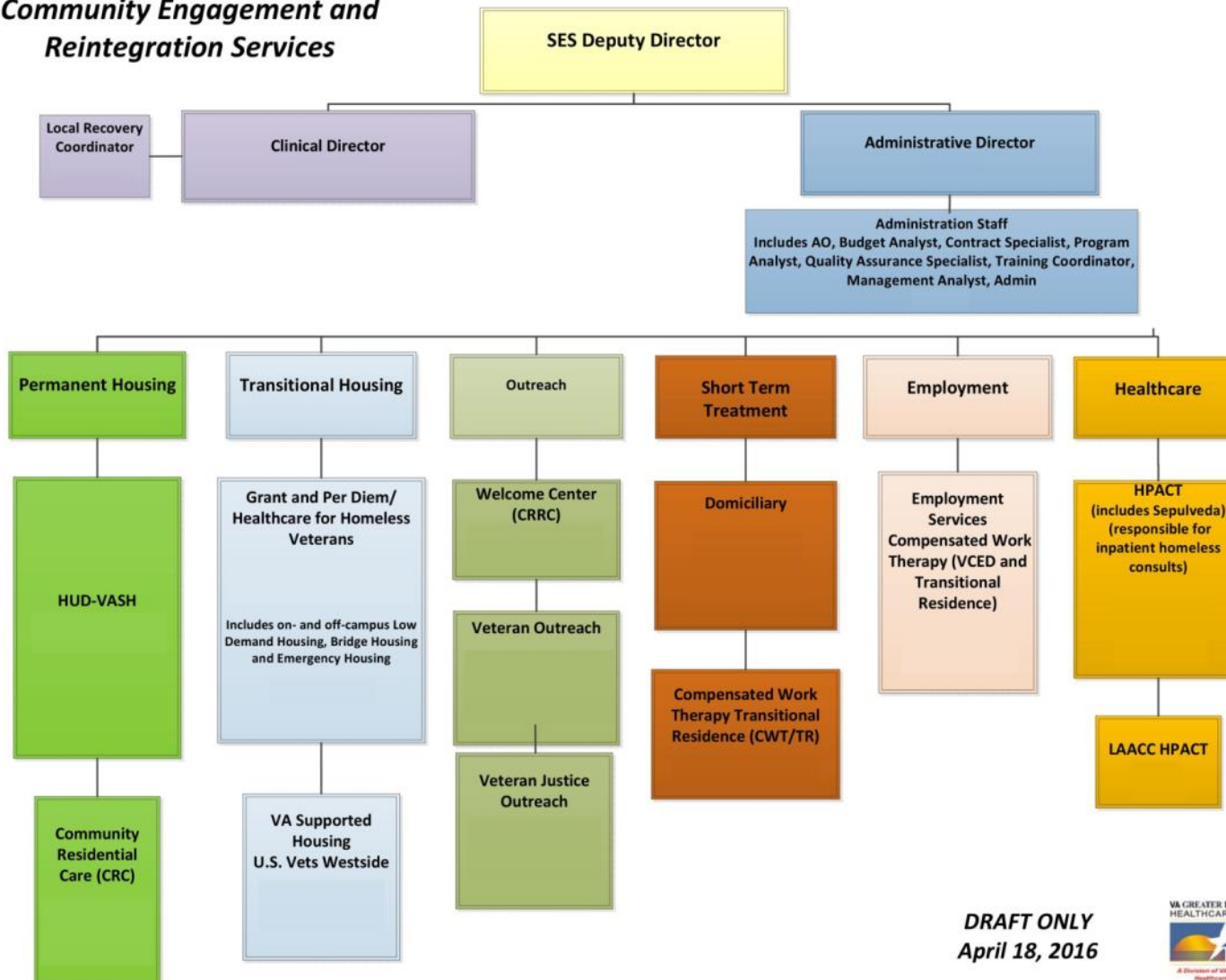
- Expanded Mental Health and Addiction Services
- Expanded Women's Health Services
- Permanent Supportive Housing Case Management and Associated Services
- Veteran Family Well-Being
- Patient Aligned Care Teams (PACT) and Homeless Patient Aligned Care Team (H-PACT)
- Self-care instruction and volunteerism
- Peer-support specialist services (including a concierge)
- Family and caregiver support (including child-care)
- Housing (emergency, triage, bridge, transitional and permanent)
- Integrative (non-traditional, alternative) healthcare
- Occupational therapy and healing arts
- Forums for traditional and non-traditional spiritual practice
- Education, vocational training and job placement
- Benefits, financial coaching and a full range of legal services
- On-site employment and entrepreneurship
- Recreation (individual/team sports, entertainment and leisure)



IV. Implementation: Medical Operations

Community Engagement and Reintegration Services (CERS)

Community Engagement and Reintegration Services



DRAFT ONLY
April 18, 2016





IV. Implementation: Medical Operations

GLA CERS Capacity

Program	Details
HUD-VASH	5,868 vouchers across 5 counties
GPD	1,019 transitional housing beds
DOM	296 short term treatment beds
CWT-TR	55 transitional beds
Bridge Housing	469 beds
SSVF	\$30 million in funding. 11 community based partners
Outreach	1,554 new Veterans engaged in FY 2016
Employment	Over 700 employed throughout CER
Justice Involved	866 veterans engaged in FY 2016
H-PACT	4,500 unique Veterans engaged

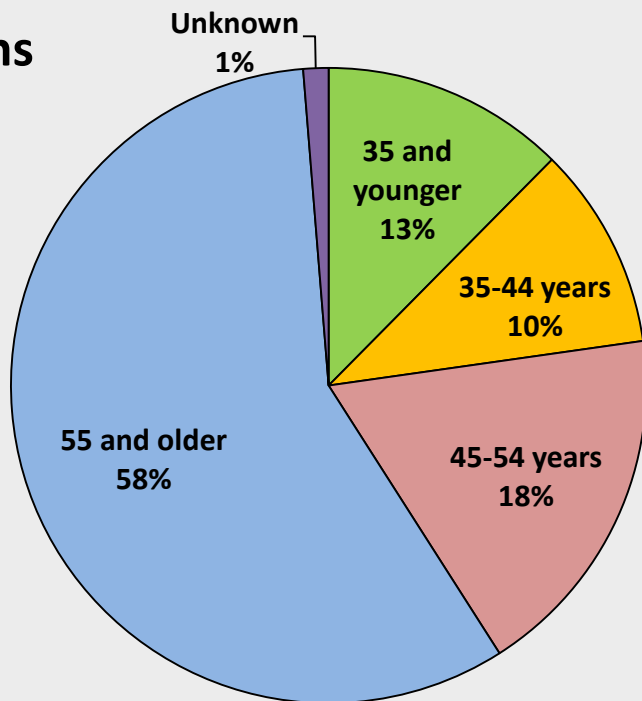


IV. Implementation: Medical Operations

GLA Veterans Engaged in VHA Homeless Services: Age and Gender Distribution

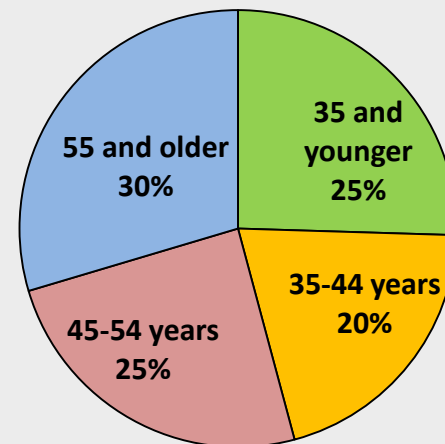
- Males: 61% are 55 years or older
- Females: 70% are less than 55 years old

All Veterans

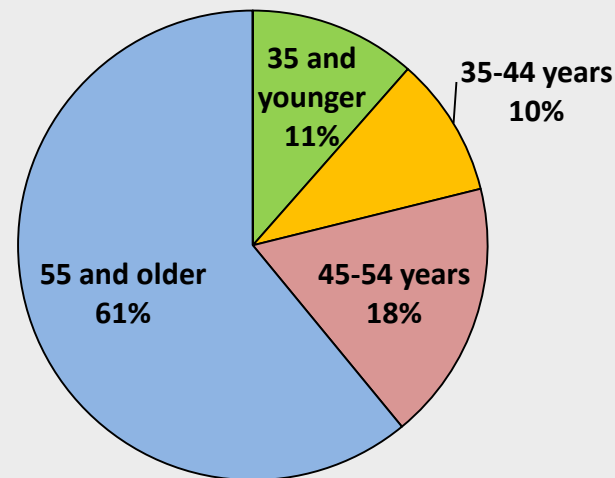


Source: VHA Homeless Registry

Female Veterans



Male Veterans





IV. Implementation: Medical Operations

Top Five Mental Health / Substance Use Disorder Diagnosis

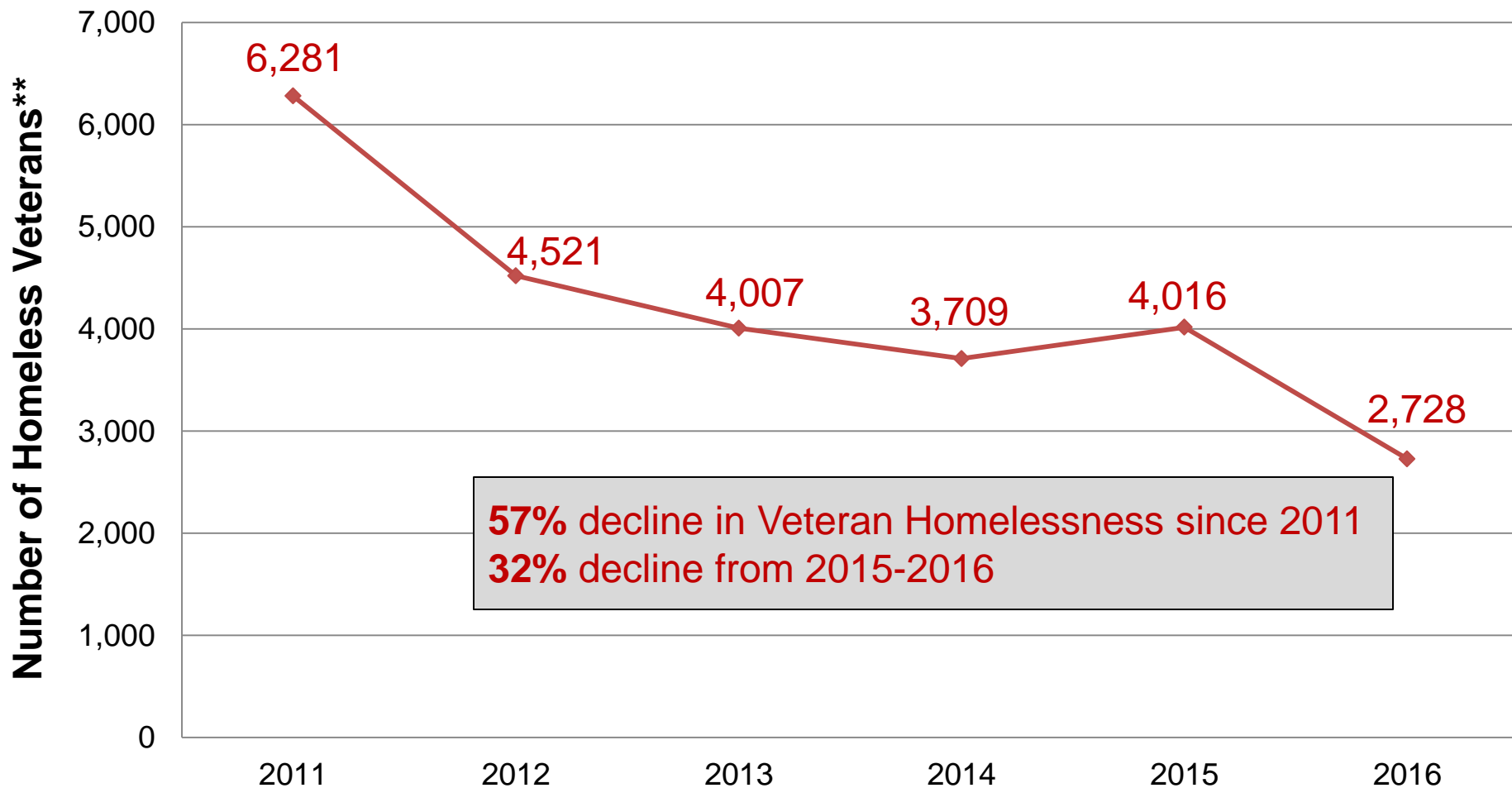
Male
1. Depressive Disorder, Not Elsewhere Classified
2. Other and Unspecified Alcohol Dependence, Unspecified Drinking Behavior
3. Other, Mixed, or Unspecified Drug Abuse, Unspecified Use
4. Post-traumatic Stress Disorder
5. Anxiety State, Unspecified
Female
1. Depressive Disorder, Not Elsewhere Classified
2. Post-traumatic Stress Disorder
3. Anxiety State, Unspecified
4. Major Depressive Affective Disorder, Recurrent Episode, Moderate Degree
5. Other and Unspecified Alcohol Dependence, Unspecified Drinking Behavior

Source: VHA Homeless Registry



IV. Implementation: Medical Operations

Los Angeles Continuum of Care* Homeless Veteran PIT Count



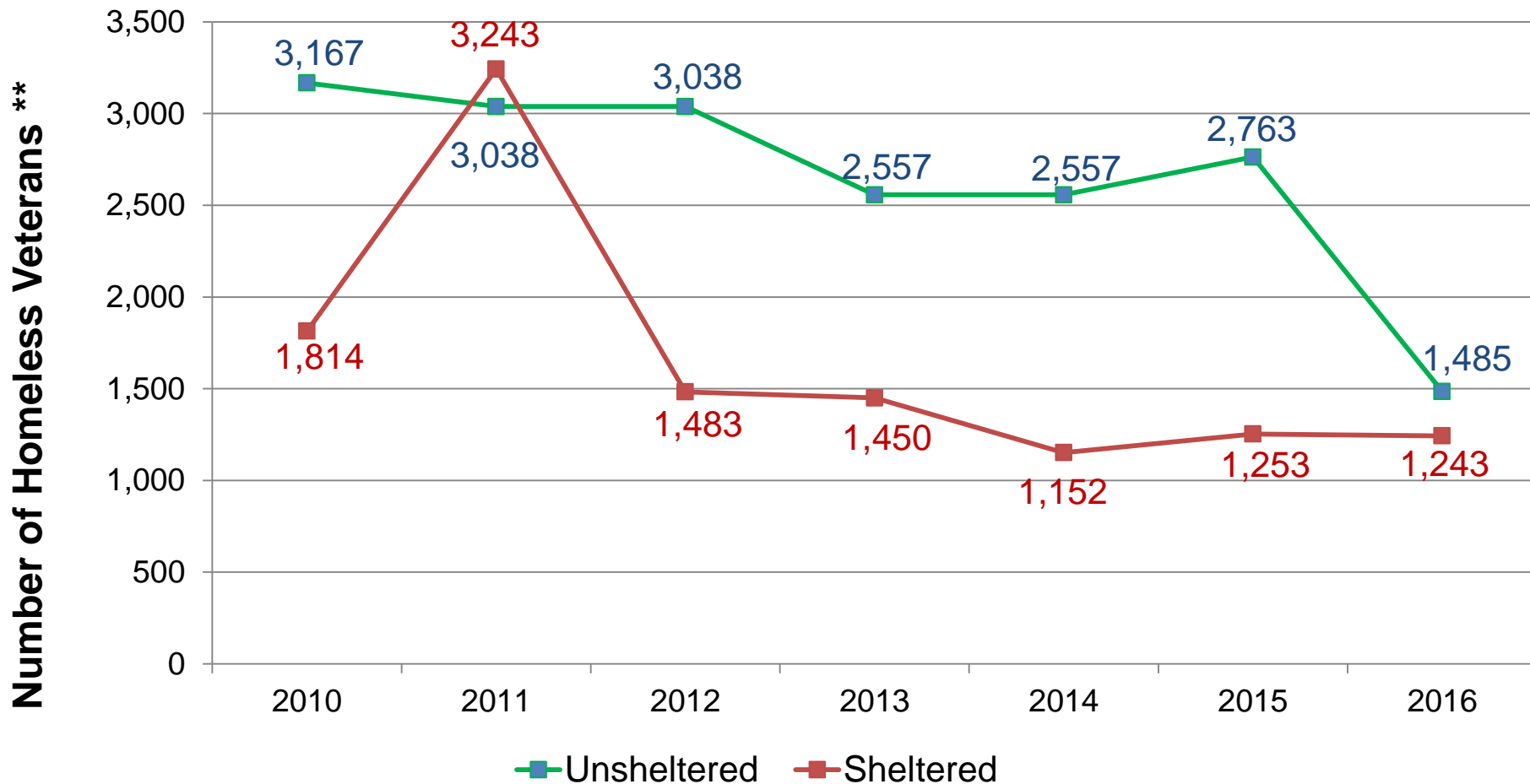
* Los Angeles Continuum of Care region only. Does not include Long Beach, Glendale, and Pasadena CoC's.

** Los Angeles Homeless Service Authority data.



IV. Implementation: Medical Operations

Los Angeles Continuum of Care* Homeless Veteran PIT Count



* Los Angeles Continuum of Care region only. Does not include Long Beach, Glendale, and Pasadena CoC's.

** Los Angeles Homeless Service Authority data.



IV. Implementation: Medical Operations

Immediate Opportunities

- Medical Detoxification Services
- IOP and after care for addictions and co-occurring Veterans
- Employment programs
- Peer support services
- Recreation programs
- Greater coordination among CERS Mental Health and community



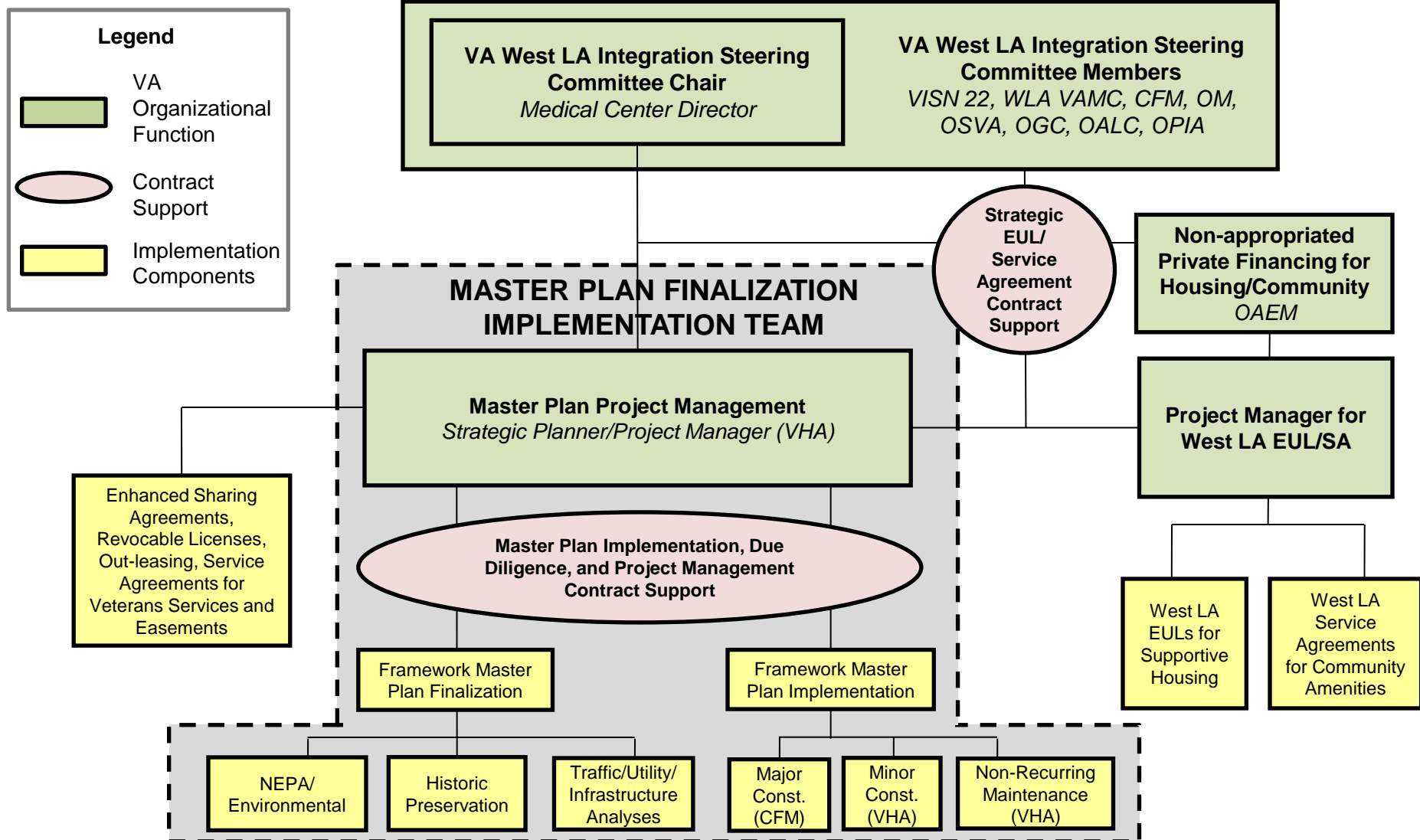
V. Implementation: Framework Draft Master Plan Finalization

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V. Implementation: Framework Draft Master Plan Finalization

Program Management Plan





V. Implementation: Framework Draft Master Plan Finalization

Construction & Facilities Management (CFM) Capabilities

- Headed by Executive Director (SES)
- Total Staff: 401
- FY2015 Annual Obligations: \$1B
- Customers – VA Administrations and Staff Offices
- Summary of Ongoing Programs
 - 53 projects in planning, design, and construction totaling \$13.17B
 - 74 ongoing lease projects with total contract value of \$4.7B
 - 18 additional leases requested in Fiscal Year 16 budget (\$1B)
 - 6 additional leases requested in Fiscal Year 17 budget (\$266M)
 - Land acquisition/management/disposal
 - Environmental & Historic Preservation policy and compliance
 - Integrated Master Planning
 - Design standards, facility condition assessments, seismic assessments, utility studies



V. Implementation: Framework Draft Master Plan Finalization

CFM Master Plan Support

- Assists Master Plan **Finalization**
 - Implements VA's Environmental (NEPA) and Historic Policies (NHPA)
- Assists Master Plan **Integration**
 - Facilitates VA's Integrated Planning Process that combines new vision with on-going programs
- Assists Master Plan **Execution**
 - Program Manager for Major Construction
 - Incorporates Master Plan vision into ongoing construction program



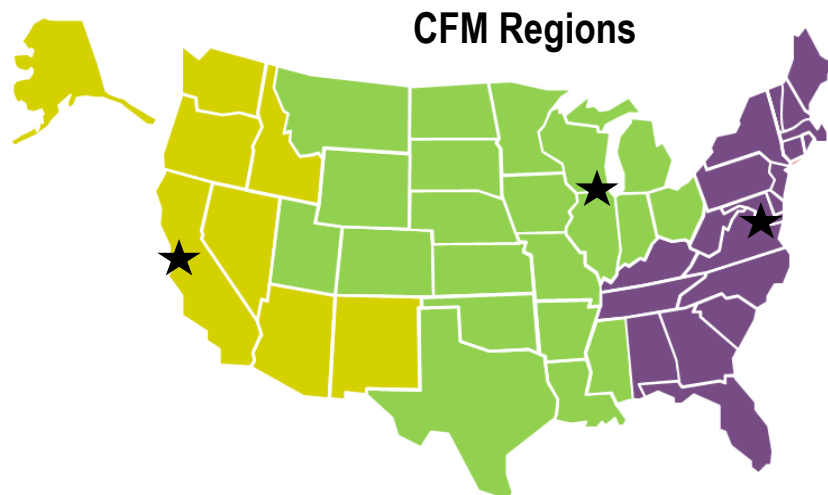


V. Implementation: Framework Draft Master Plan Finalization

CFM Regions Supporting VA Districts

Existing CFM Regional Offices (RO) aligned to support VA Districts:

- CFM RO East serves North Atlantic, Southeast Districts (Purple)
- CFM RO Central serves Mid-West and Continental Districts (Green)
- CFM RO West serves Pacific District (Yellow)
- CFM RO National continues to support NCA across all Districts



CFM RO West

CFM RO Central

CFM RO East

Draft/Pre-Decisional



V. Implementation: Framework Draft Master Plan Finalization

National Environmental Policy Act (NEPA)

The **National Environmental Policy Act** of 1969, as amended, and its implementing regulations 40 CFR Sections 1500-1508, require VA to identify and evaluate potential impacts of its actions on the environment.

The adoption and implementation of a master plan is such an **action**. **NEPA** process determines the **purpose** and needs to be addressed, identifies **alternatives**, analyzes environmental **impacts** of each alternative, seeks **public** input, and determines which actions and mitigations to **pursue**.

From the start of the master planning process, VA informally initiated its **NEPA** process, considering the appropriate level of analysis and how to best provide the greatest level of transparency and public involvement.



V. Implementation: Framework Draft Master Plan Finalization

National Environmental Policy Act (NEPA)

- VA anticipates a **multi-level** and phased NEPA approach.
- A **Programmatic**, or broad-scale, EIS analysis of the draft master plan will provide emphasis on cumulative environmental effects of multiple future activities.
- Subsequent **tiered** project-level NEPA analyses will provide emphasis on direct and indirect effects of individual activities, and allow VA to **focus** on issues ripe for decision.
- Input from the public will further contribute to the process and the development of the **Final Master Plan**



V. Implementation: Framework Draft Master Plan Finalization

Environmental Compliance

- NEPA is typically referred to as an “umbrella” statute because it requires agencies to discuss a multitude of environmental requirements in one analysis.
- While a NEPA analysis should reference environmental and non-environmental permits and approvals, it does not take the place of compliance with specific environmental or other regulations.
- Generally speaking, examples of potential environmental **permits** or **compliance** processes for any project include:
 - Air emission sources
 - Underground storage tanks
 - Storm water or wastewater discharges
 - Soil and erosion control for construction
 - Wetlands disturbance
 - Consultation with SHPO (NHPA compliance)
 - Consultation with USFWS (Endangered Species Act compliance)
 - Revision of Spill Prevention Control and Countermeasure Plan
 - Approval of asbestos removal plan



V. Implementation: Framework Draft Master Plan Finalization

National Environmental Policy Act (NEPA)

The CFM NEPA compliance officer

- provides technical expertise and guidance on NEPA activities throughout VA
- coordinates with VA's Federal Preservation Officer to satisfy historic preservation requirements under NEPA
- promotes the involvement of the public and other non-Federal entities in the NEPA process
- submits draft environmental impact statements (EIS) to the Environmental Protection Agency
- co-signs Records of Decisions, following an EIS, for technical adequacy



V. Implementation: Framework Draft Master Plan Finalization

National Historic Preservation Act (NHPA) Compliance

Historic Properties are a **national resource** protected by law, per 36 CFR 800, implementing Section 106 of the National Historic Preservation Act of 1966 (NHPA), 54 USC 300101 et seq.

Preparation and adoption of a master plan is a **federal undertaking** potentially effecting historic properties.

VA consults with the **External Stakeholders** and the **Public** prior to approving expenditure of funds or issuing licenses (including leases) for an undertaking. Stakeholders include, but are not limited to:

- State Historic Preservation Office
- Advisory Council on Historic Preservation
- City of Los Angeles
- Federal Indian Tribes



V. Implementation: Framework Draft Master Plan Finalization

National Historic Preservation Act (NHPA)

- CFM is responsible for VA's **overall historic preservation program**, overseeing enterprise policy and compliance.
- Both the Department's **Senior Policy Official** for Historic Preservation and **Federal Preservation Officer** reside and are supported by CFM.
- VA expects to conclude West LA's **NHPA Section 106 consultation** for the Master Plan by negotiating and executing a **Programmatic Agreement** (PA) establishing the review process for individual projects in the master plan.



V. Implementation: Framework Draft Master Plan Finalization

NHPA Section 106 / 110 Consultation to date:

- Compliance Support SOW language for Master Plan, February 2016 (CFM)
- Renovation of Buildings 209, March 2012 (CFM)
- Renovation of Buildings 205 and 208, February 2015 (CFM)
- Renovation of Building 20 / Wadsworth Chapel (2007 design), April 2008 (VAMC)
- Expansion of Los Angeles National Cemetery, October 2010 (CFM)
- Renovation of Los Angeles National Cemetery Building 1001 / Admin & Chapel (CFM)
- Historic Preservation Plan drafted, February 2016 (CFM)
- National Register of Historic Places Nomination, October 2014 (CFM)
- Archeological Survey for Major sites, September 2014 (CFM)



V. Implementation: Framework Draft Master Plan Finalization

Integrating the Master Plan with Healthcare Services Delivery: VA IP

- **Joint** VHA, VBA and NCA Integrated Planning (IP) process
- Funded by VA's Advanced Planning Fund, **facilitated** by CFM
- Robust Architect-Engineer lead team for **Service Delivery** and **Facility Master Plans**, including Needs Assessments & Non-Capital Solutions for VISN or Market-level (West LA) Planning
- Will help inform major construction projects.



V. Implementation: Framework Draft Master Plan Finalization

Executing the Master Plan: Utility Study

Utility Assessment of key Infrastructure loads and capacity will be awarded this **June**, and be accomplished over the next seven months.

In parallel, a Phase 2 study will assess and recommend strategies to accommodate new requirements from the Master Plan:

- Domestic Water



- Sanitary Sewer



- Storm Drainage



- Central Utility Distribution (Steam)



- Electric Distribution





VI. Implementation: Existing Infrastructure Programs

West Los Angeles VA Medical Center
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VI. Implementation: Existing Infrastructure Programs

VA Infrastructure Programs

Major Construction

- New construction or renovations over \$10mil
- Require congressional authorization
- Example: West LA Essential Care Tower and Building 500

Minor Construction

- Minor projects primarily expand existing facility square footage to provide additional capacity for healthcare services
- Total project costs under \$10mil
- Example: New Research Building

Leasing

- Lease agreements for medically-related space or capacity needs in locales across the country
- Leases over \$1mil in annual rent require congressional authorization
- Example: Lease for new CBOC or Vet Center

Non-Recurring Maintenance

- Projects to reinvest and maintain what VA owns
- Total project costs between \$25,000 and \$10mil for renovations
- Example: Linear Accelerator Installation in Radiation/Oncology Clinic



VI. Implementation: Existing Infrastructure Programs

VA Major Construction

VA will integrate **Commission on Care** recommendations to be released in June 2016. VA is focusing on:

- **Fixing** what we have – addressing the backlog of in-process projects through the Minor and NRM programs
- Addressing our highest priority **seismic** major construction projects (Long Beach and Reno) to ensure we continue correcting safety and seismic deficiencies to keep our Veterans, VA staff, and the public safe
- Replacing **existing leases** – new lease contracts are on hold

VA is maximizing future flexibility and ensuring that our presence is adaptable by not committing to long term solutions until the Department receives the recommendations which will then be incorporated into VA's immediate and long-term infrastructure strategy.



VI. Implementation: Existing Infrastructure Programs

Major Projects: North Campus

- Project retrofits structural & non-structural systems in B209, B212, B257, B156, B157, B205, B258, B207, B208, B300, B206, B222
 - 8 buildings proposed for Mental Health & Homeless Programs
- Project “may” demolish buildings B114 and B115 pending SHPO review
- B209 (100% complete), B205 & B208 “mini campus” envisioned since 2009 to support Veteran Homeless Recovery
- Issue: **Impact space** for existing services





VI. Implementation: Existing Infrastructure Programs

Major Projects: South Campus

New Clinical Care Tower / B500 Renovations

- Project will construct a 450,000 GSF new patient care tower and seismically retrofit buildings B500 and B501
- Accomplished
 - Pre-Design studies
- In process / negotiations with AE
 - Site utilization study
 - Schematic design





VII. Implementation: Land Use Agreements

West Los Angeles VA Medical Center
Master Plan Implementation Update



VII. Implementation: Land Use Agreements

“Veteran focused” due diligence process for proposed real property agreements

Proposed third party land use agreements such as revocable licenses, permits, easements, and sharing agreements, will be reviewed in the following manner.

1

**West LA
Chief of
Outreach**

2

**West LA
VAMC
Director**

3

**VISN 22
Director**

VHA

4

**SAO West
Land Use
Contracting
Officer**

OALC

5

**Regional
Counsel
Office**

OGC

6

**OGC's Real
Property
Deputy Chief
Counsel in VA
Headquarters**



VII. Implementation: Land Use Agreements

Veteran Focused Land Uses Definition

- Going forward, VA's efforts to revitalize the campus will only include 'Veteran focused' agreements, i.e., agreements that result in additional healthcare, benefits, services, or resources being provided directly to Veterans and/or their families on the GLA campus.
- Monetary proceeds paid to VA alone will not constitute an acceptable agreement, nor will agreements that only benefit the public at large, versus Veterans and their families.
- This concept will be a key consideration in terms of how existing and any future land use agreements are evaluated for approval, rejection, or termination.



VII. Implementation: Land Use Agreements

Update on Key Agreements

Sharing Partner	WLA VA Asset	Term of Agreement	VA Action Items
American Red Cross ("ARC") (WLA)	ARC district headquarters located on the southwest corner of VA grounds between Ohio Ave and Dowlen Drive	4/15/1989 to 4/14/2039	<ul style="list-style-type: none">• Discussions underway for ARC to reduce their space in current building and improve Veteran focused consideration, including help with campus disaster preparedness.• Negotiations are in near final stages.
Barrington Park (WLA)	City of Los Angeles 12 acre park includes dog run, baseball diamonds, athletic fields, parking lot	N/A	<ul style="list-style-type: none">• Discussions underway for City to provide proposed Veteran focused improvements, allow Veteran focused use of the park, and to rename the park as Veterans Barrington Park.
Brentwood School (WLA)	20 acre athletic complex includes a swimming pool, track field, tennis courts and baseball diamonds	06/20/2000 to 06/19/2020	<ul style="list-style-type: none">• Discussions underway to increase and enhance Veteran focused consideration.• Negotiations are in near final stages.
UCLA Jackie Robinson Stadium (WLA)	Baseball stadium on the east side of campus	Expired 5/14/2011. Term Sheet executed on 1/28/2016 for a term of 10 years.	<ul style="list-style-type: none">• None at this time. (Note: Parties entered into a Term Sheet on 1/28/2016, containing increased Veteran focused consideration from UCLA to VA. Possible that VA will grant a lease to UCLA subject to enactment of S. 2013 / HR 3834).
Veterans Park Conservancy (WLA)	Veterans Memorial Park, healing garden and incomplete amphitheater on 16 acres of the campus	11/11/2014 to 02/25/2015 5/16/2016 to 7/4/2016	<ul style="list-style-type: none">• Parties to finalize location where VPC will install new amphitheater in Town Center on campus.• VA to pay a total of \$393,414 to VPC for reimbursement and removal of the partially-constructed amphitheater
Westside Services Parking (WLA)	Vehicular parking areas throughout campus	04/01/2002 to 07/14/2022. Termination date extended to 4/15/2016. Termination date extended to 4/29/2016. Notice of intent to condemn given 4/28/2016.	<ul style="list-style-type: none">• VA is pursuing an end to the current Sharing Agreement, through a DOJ condemnation action.



VII. Implementation: Land Use Agreements

Existing Veteran Focused Agreements

Sharing Partner	Veteran Focused Consideration
Parrot Sanctuary (WLA)	<ul style="list-style-type: none">• The Parrot Sanctuary provides work therapy employment to Veterans of WLA VAMC's Compensated Work Therapy Program• Allows Veterans an alternative therapeutic outlet, allowing them to care for parrots and build relationships with other Veterans that share the interest
Golf Course (US Vets) (WLA)	<ul style="list-style-type: none">• The Heroes Golf Course provides work therapy employment to Veterans of WLA VAMC's Compensated Work Therapy Program• Veterans receive priority access to the course
Salvation Army – Bldg. 207 (WLA)	<ul style="list-style-type: none">• Salvation Army contributes a total of 285 beds to WLA VAMC's homeless housing programs with 40 emergency housing beds and 70 board and care facility beds in Building 207
Salvation Army – Bldg. 212 (WLA)	<ul style="list-style-type: none">• Salvation Army contributes a total of 285 beds to WLA VAMC's homeless housing programs with 40 transitional housing beds, 120 Haven beds, and 15 Naomi house beds in Building 212
New Directions (WLA)	<ul style="list-style-type: none">• New Direction runs a residential therapeutic community substance abuse treatment program. The program provides 102 bridge beds that target chronically homeless Veterans using a harm reduction, low demand approach



VII. Implementation: Land Use Agreements

Legal Support for GLA Issues

- Various OGC offices will provide legal support and services to GLA.
- The source of the support will depend on the specific matters involved.
- The Pacific District South Chief Counsel Office will provide day-to-day “store front” support to the GLA campus, particularly to:
 - Advise and represent VA facilities on issues relating to personnel and labor law.
 - Perform legal reviews of administrative tort claims and provide legal support to the local U.S. Attorneys’ Offices in tort litigation.



VII. Implementation: Land Use Agreements

Legal Support for GLA Issues, continued

The District Contracting National Practice Group will provide facility-specific and regional support for the following contract actions:

- Minor VHA Facilities Construction (\$10 million or under)
- Non-Recurring Maintenance for VHA Facilities
- VBA Minor Construction
- Architect & Engineer Services Contracts related to Minor or NRM construction projects
- Supplies & Services Acquisitions (except NCA matters)
- Enhanced Sharing Agreements
- Economy Act & Other Government Agency Agreements (except VA-DoD agreements)
- Task Orders Issued Pursuant to Current MOU with Army Corps of Engineers for Minor or NRM construction projects
- Other legal services and consultation as needed.



VII. Implementation: Land Use Agreements

Legal Support for GLA Issues, continued

The Procurement Law Group will provide legal services and support for VA national and enterprise-wide supply and service acquisition programs.

- These programs include the Federal Supply Schedule Program (for pharmaceuticals, medical and surgical supplies and equipment), professional and allied healthcare staffing services, and the national Contracts Program (for high tech medical equipment and standardized pharmaceutical acquisitions).



VII. Implementation: Land Use Agreements

Legal Support for GLA Issues, continued

The Real Property Law Group will provide legal services and support for:

- Major VHA Construction Contracts (in excess of \$10M)
- Major NCA Construction Contracts (in excess of \$10M)
- Minor NCA Construction Contracts (below \$10M)
- Minor Construction, NRM, and Energy Contracts from VA's Program Contracting Activity Central (PCAC) / National Energy Business Center
- Architect & Engineer Services Contracts related to Major VHA Construction, Major and Minor NCA Construction, and PCAC Minor Construction and NRM
- Policy Questions related to Major, Minor and NRM Construction
- Major Leases (over \$300,000 annual rental or more than 10,000 NSF)
- Enhanced-Use Leases
- Easements
- Utility & Energy-Savings Performance Contracts
- Supplies & Services for NCA
- Environmental and Historic Preservation



VIII. Implementation: Veteran Services and Campus Enhancements

West Los Angeles VA Medical Center
Master Plan Implementation Update



VIII. Implementation: Veteran Services and Campus Enhancements

Services to be Implemented in Initial Phase*

- Town Center with Veterans Park Conservancy Amphitheater
- Rehabilitation of Historic Chapel and other structures with support of 1887 fund 501c(3)
- Columbarium
- Veteran Employment Opportunities
 - Brentwood Village Parking Lot
 - Veterans' Park (formerly known as Barrington Park)

*Initial Phase is defined in the Framework Draft Master Plan Phasing Timeline as within the first 30 months following the passage of West LA EUL legislation.



VIII. Implementation: Veteran Services and Campus Enhancements

Services to be Implemented in Initial Phase*

Veterans' Park in partnership with City of Los Angeles

- Veteran priority access
- Veteran-focused concerts and movie nights
- Sports league programs for Veterans
- Athletic, recreational, rehabilitation, and therapeutic courts and facilities such as paddle tennis, basketball, bocce ball, and horse shoes
- Gazebo for use by Veterans and their families
- Veteran memorial
- Beautification program

*Initial Phase is defined in the Framework Draft Master Plan Phasing Timeline as within the first 30 months following the passage of West LA EUL legislation.



VIII. Implementation: Veteran Services and Campus Enhancements

Services to be Implemented in Initial Phase*

In partnership with American Red Cross

- Veterans Benefits Claims and Appeals Assistance
- Health Assessments for Homeless Veterans
- Hospital Concierge Service
- Welcome Center
- Space for Veteran Service Organizations
- Assistance with earthquake readiness
- Assistance with Stand Downs

*Initial Phase is defined in the Framework Draft Master Plan Phasing Timeline as within the first 30 months following the passage of West LA EUL legislation.



VIII. Implementation: Veteran Services and Campus Enhancements

Services to be Implemented in Initial Phase*

In partnership with Brentwood School

- Veterans Center for Education & Recreation
- Upkeep of property, plant and equipment, grounds, lawn, shrubbery and trees
- Continuing education, workshops seminars and courses
- Scholarships for Veteran's children and grandchildren summer camps
- Veteran Special Events

*Initial Phase is defined in the Framework Draft Master Plan Phasing Timeline as within the first 30 months following the passage of West LA EUL legislation.



VIII. Implementation: Veteran Services and Campus Enhancements

Services to be Implemented in Initial Phase*

In partnership with UCLA

- Veterans Legal Clinic (\$400,000/year)
- Family Resource & Well-Being Center (\$500,000/year)
- Mental Health and Addictions Center (\$250,000/year)
- In-kind Services (\$2,000,000 over 10 year term)
 - Recreation and Jackie Robinson Stadium Veterans Park Zone
 - Expertise and Mentorship in Design and Implementation of Master Plan
 - Interdisciplinary Fellowship

*Initial Phase is defined in the Framework Draft Master Plan Phasing Timeline as within the first 30 months following the passage of West LA EUL legislation.



VIII. Implementation: Veteran Services and Campus Enhancements

Future Opportunities

- Purple Line Metro Station
- State Veterans Home
- Parcels designated for Veteran Employment Opportunities / Vocational Enterprises

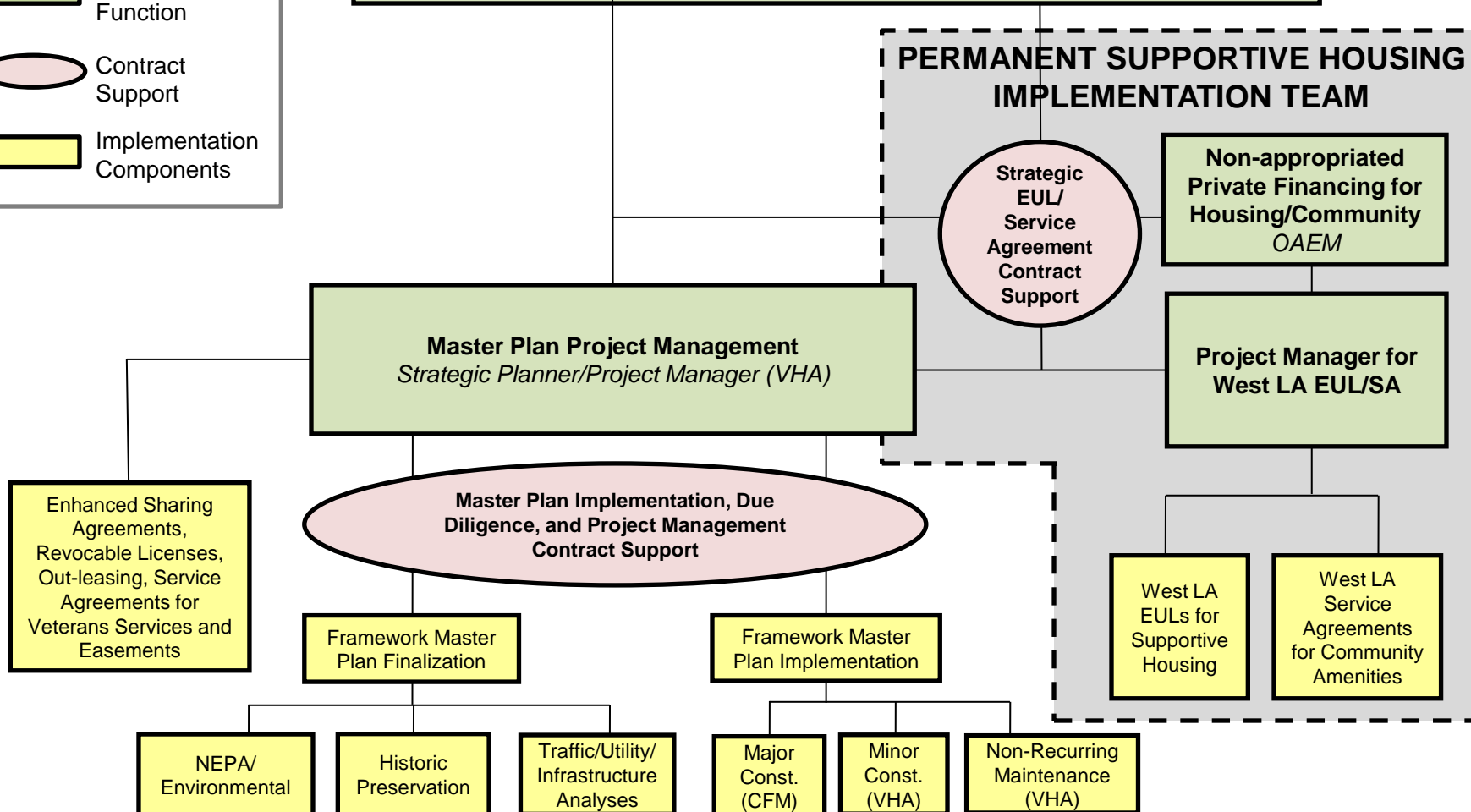
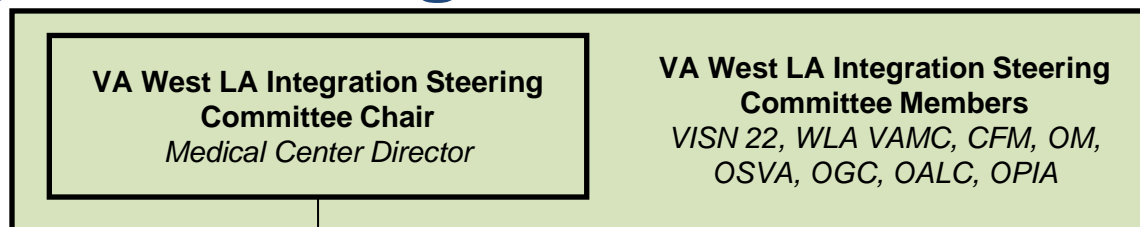
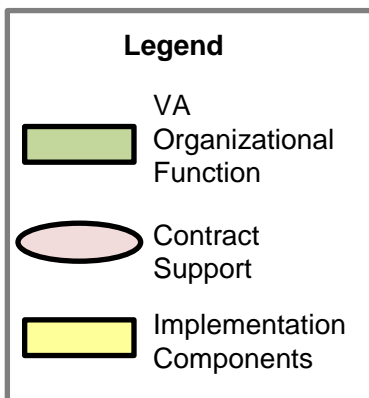


IX. Implementation: Permanent Supportive Housing

West Los Angeles VA Medical Center
Master Plan Implementation Update



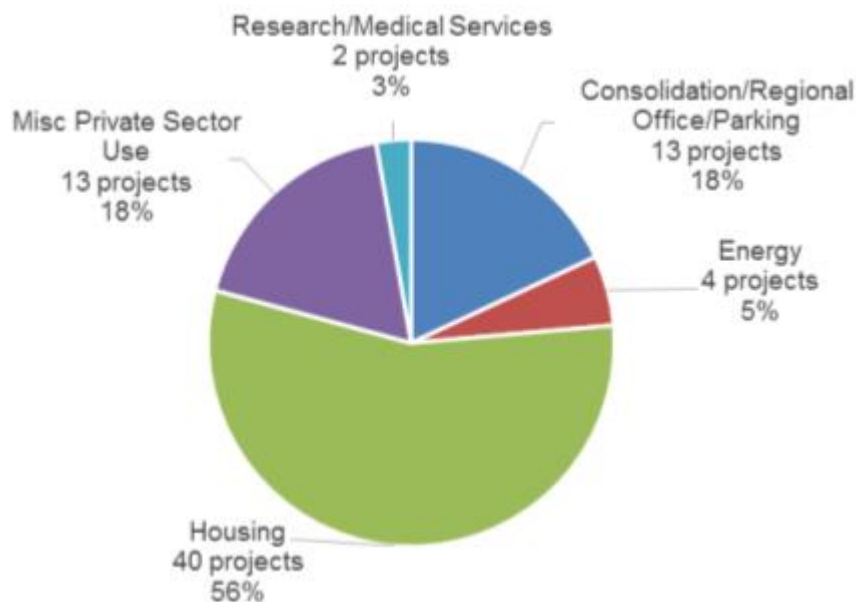
IX. Implementation: Permanent Supportive Housing Program Management Plan





IX. Implementation: Permanent Supportive Housing **EUL Program Overview and Stats**

- VA first obtained EUL legislative authority in 1991 (38 U.S.C. §§ 8161 – 8169)
- VA currently has 72 active EUL projects nationwide
 - 63 projects in operation
 - 9 projects in construction
- EUL projects by type:





IX. Implementation: Permanent Supportive Housing **EUL Program Overview and Stats**

- VA currently has 31 housing EUL projects in operation and 9 housing EUL projects in construction and 14 projects in the due-diligence phase
- All of these projects are either exclusively for Veterans or provide units to Veterans on a priority basis
- EUL housing projects by type:

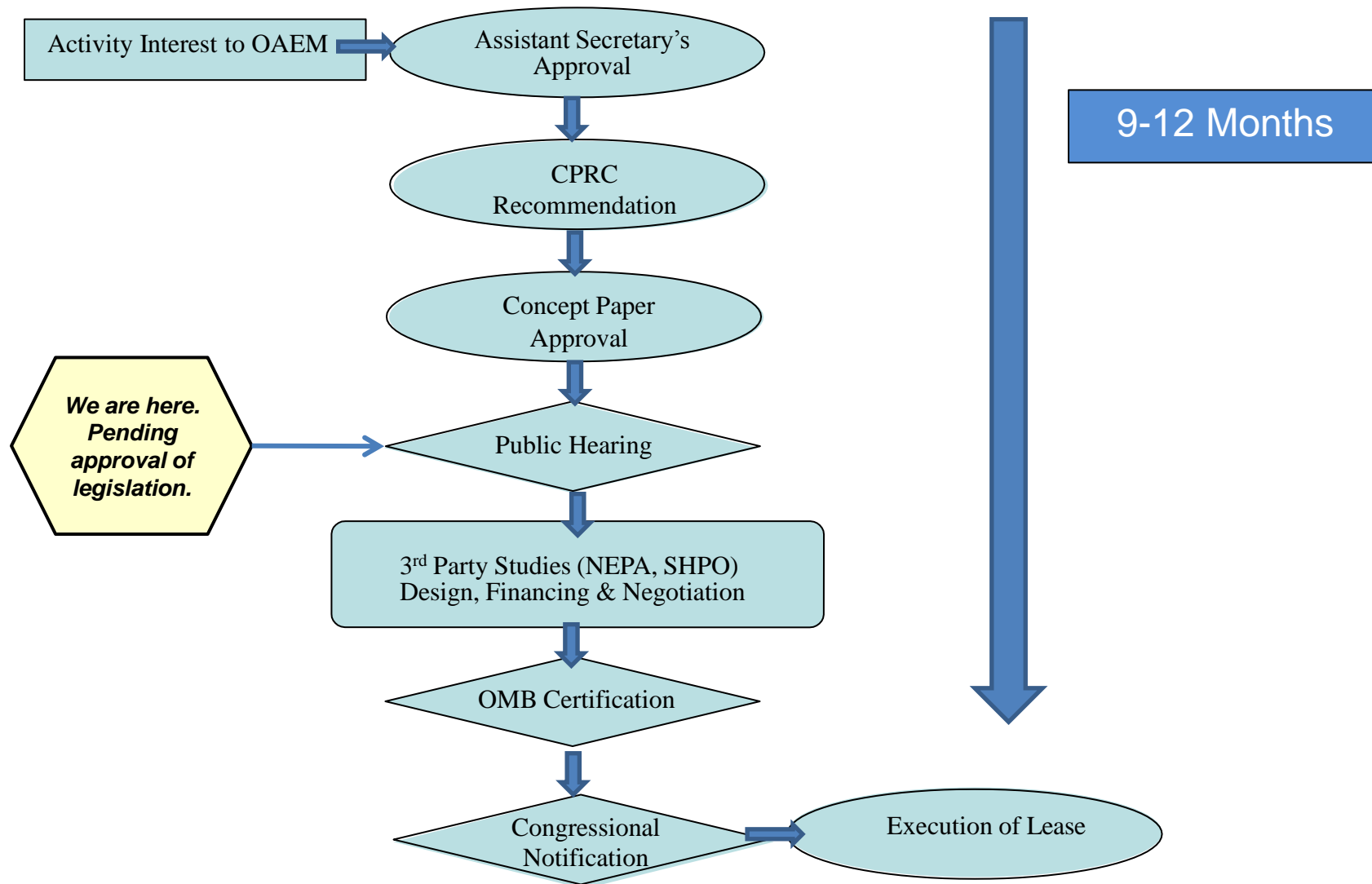
Housing Type	# of Projects	Total # of Units
Affordable Senior	4	202
Assisted Living/Skilled Nursing	2	137
Mixed	6	585
Permanent Supportive	29	1,615
Transitional Supportive	13	881
Total	54	3,420

- 421 housing units are currently in construction



IX. Implementation: Permanent Supportive Housing

EUL Program: Process Flow Chart





IX. Implementation: Permanent Supportive Housing

EUL Program: Recent Projects

Recently Completed EUL Projects



★ **Fort Snelling, MN:** The Fort Snelling EUL project consists of the historic rehabilitation of five buildings at the Fort Snelling Upper Post in Minneapolis, Minnesota into 58 housing units for homeless Veterans and their families.



★ **Northampton, MA:** The Northampton EUL project is located at the VA Medical Center in Northampton, MA. The project consists of 60 total units: 44 permanent supportive housing units and a separate 16-unit housing facility for women. The project will meet LEED Gold certification requirements and has on-site management with supportive services.



★ **Menlo Park, CA:** The Willow Housing EUL project consists of approximately 1.9 acres on the Menlo Park VA Campus and is located in Menlo Park, California. The project is comprised of 60 units.



IX. Implementation: Permanent Supportive Housing

EUL Program: Recent Projects

EUL Projects In Construction



Bedford, MA: Situated on the grounds at the Bedford VAMC, the Bedford Green community will provide priority placement and services to 69 senior homeless Veterans. Construction began in March 2015, with the facility due to open in the summer of 2016.



Chillicothe, OH: The project will contain 60 units of permanent and supportive affordable housing for homeless and at-risk Veterans on the grounds of the Chillicothe VA Medical Center. The new facility is expected to open in early 2017.

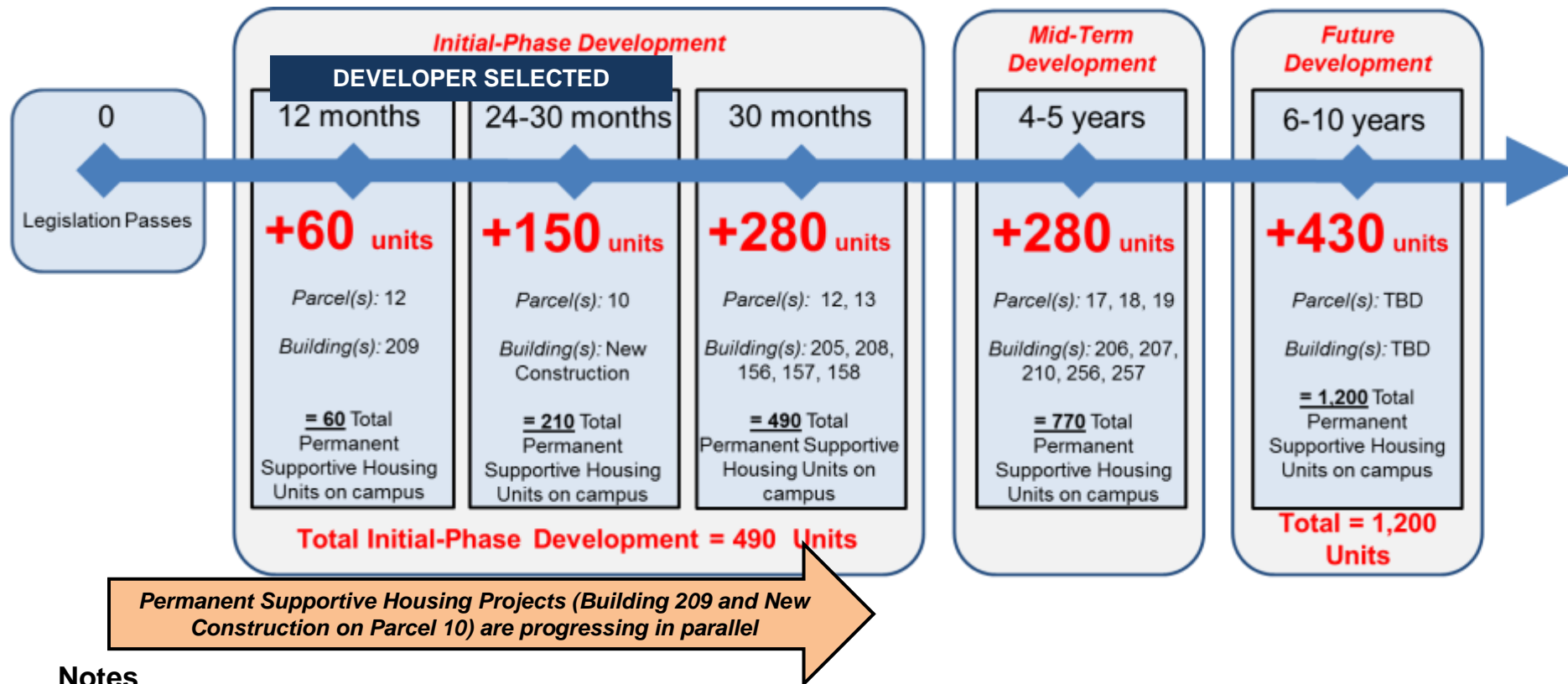


Danville, IL: Located on the Danville VA Medical Center campus, this project will result in the development of 65 permanent and supportive housing units for homeless and at-risk Veterans and their families. Construction is expected to be complete by September 2016.



IX. Implementation: Permanent Supportive Housing Draft Master Plan Phasing Timeline

Time to Occupancy for Permanent Supportive Housing Units



Notes

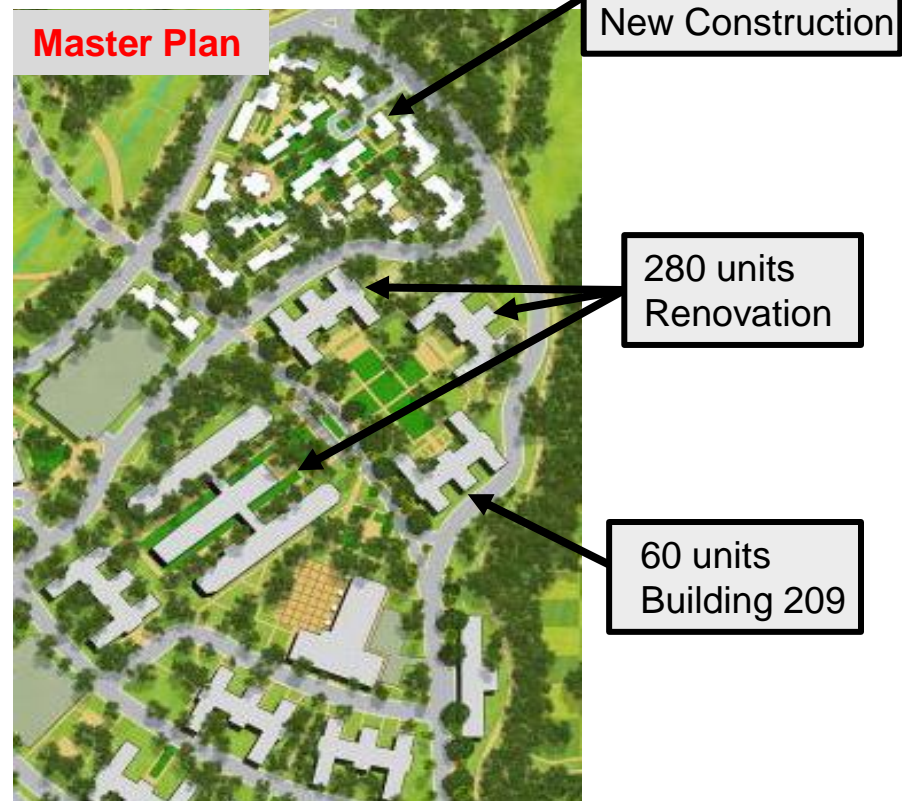
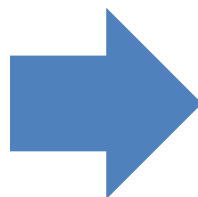
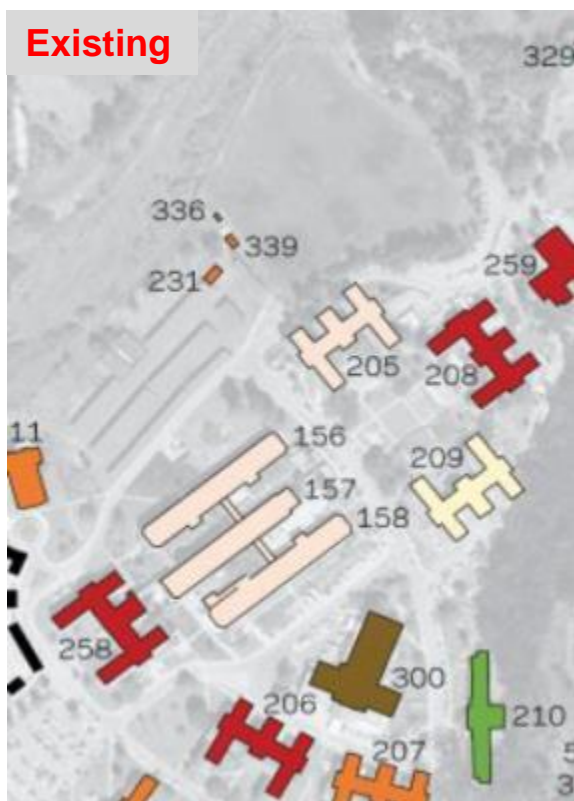
Timeline is contingent upon:

- Necessary due diligence to address utility infrastructure issues, environmental and historic preservation analysis
- Developer(s)' ability to expediently obtain local zoning, permit approvals and non-VA capital funding from various funding sources (e.g., tax credit equity, construction & conventional loans, grants, operational subsidies like HUD-VASH vouchers, etc.)



IX. Implementation: Permanent Supportive Housing

Initial Phase of Development



- The initial phase of development is expected to result in 490 units of Permanent Supportive Housing
- Building 209, along with the renovation of buildings 156, 157, 158, 205 and 208 will contribute a total of approximately 340 units, and new construction on MacArthur field will contribute approximately 150 units



X. Development and Financing Strategy Discussion

West Los Angeles VA Medical Center
Master Plan Implementation Update